

Former Medical Centre – To Let

Suitable for a variety of uses including Medical, Offices, Nursery

Wallace House, 5 – 11 St Andrew Street, Hertford, SG14 1HZ



LOCATION

Hertford is an historic county town set amongst some of Hertfordshire's most attractive countryside. The town centre, which is a Conservation Area, offers a very attractive shopping, working and recreational environment. The M25 is situated just 8 miles to the south via the A10 whilst the A414 dual carriageway links to the A1(M) at Hatfield and the M11 at Harlow. The property is equi-distance from both Hertford East station and Hertford North station which offer direct train services to London Liverpool St and Moorgate.

DESCRIPTION

The property is Grade II listed and arranged over Ground, First and Second Floors offering good natural light with parking to the rear comprises:

Ground Floor	57.78 sq m	622 sq ft
First Floor	148.91 sq m	1,603 sq ft
Second Floor	128.75 sq m	1,386 sq ft

A further 600 sq ft is available at Ground Floor if required.
Further information available on request.

LEASE

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed outside the Landlord and Tenant Act 1954 security of tenure provisions.

RENT

Further details on application

RATES

Rateable Value	£47,000
Rates Payable (24/25)	£25,663

Interested parties are advised to liaise with the local charging authority (East Herts District Council – 01279 655261) for verification purposes on rates payable.

VIEWING

Strictly by sole agent:

Anthony Williams
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